

Chairperson Roberts called the regular meeting to order at 6:30 p.m. All commissioners were present with the exception of Marguerite Grace. Glen Black, Director of Community Development and James Shoopman, City Planner also attended.

Citizen Comments

There were none.

Park Ridge II~PUD Preliminary Plat Revisions to Conditions of Approval

Chairperson Roberts opened the public meeting and requested staff's report and recommendations.

Commissioner Raley recused himself from the meeting because he is an adjacent property owner.

Commissioner Bell asked staff to advise him about recusing himself.

Mr. Black advised that it would be appropriate for Mr. Bell to recuse himself. He stated that since no definite details of the plat would be changed that he and Commissioner Raley could sit in on the meeting.

The following was presented by James Shoopman, City Planner.

Project Proposal

The Park Ridge II Preliminary Plan proposes to subdivide approximately 19.84 acres into 100 units and 1 lot containing an existing house as a Planned Unit Development. Planning Commission recommended approval of the preliminary plat September 10th, 2007 and City Council approved it September 18th, 2007.

Request

The applicant is requesting to revise the following conditions of preliminary plat approval:

- 1. Dedication of land for offsite 9th St improvements will need to be complete before beginning construction.*

The applicant is requesting approval of the following:

- 1. A revised phasing plan.*
- 2. To be allowed to begin construction of the subdivision according to the revised phasing plan before offsite 9th St dedication is obtained.*

Requested Action

Make a recommendation to City Council to approve/disapprove the requested changes to the conditions of the approved preliminary plat.

Staff recommends applicant should stay with the original plan.

Park Ridge II~PUD Preliminary Plat Revisions to Conditions of Approval continued...

Chairperson Roberts requested a confirmation of the current easement locations on 9th Street.

Mr. Shoopman clarified that are easements at the end of 9th Street.

Chairperson Roberts requested the applicant's presentation.

Lloyd Rodriguez, summarized his struggle to negotiate with Mr. Sanchez, the adjacent property owner. He clarified to the commission the reasoning behind the filing changes.

Commissioner Pfalzgraff asked Mr. Rodriguez what his contingency plan would be for Filing #4 if he could not acquire the dedication of land for offsite 9th Street improvements.

Mr. Shoopman pointed out that this scenario is unique because the developer is willing to do the offsite improvements. But because the land does not belong to the city or the developer it would remain as it is. He stated that if Mr. Sanchez or anyone who wanted to subdivide and, or develop on their neighboring parcels would have to achieve the necessary dedication for 9th Street improvements. Mr. Shoopman concluded that because of the number of units proposed they would need 2 accesses, which they already have.

Commissioner Pfalzgraff then asked if or how this would be developed.

John Miller, Ute Engineering, clarified about Riley Street accesses and 9th Street phasing.

Chairperson Roberts stated that he was opposed to the recreational area being located in the last filing.

John Miller asked if the major recreational park could be located now in Filing # 2.

There was discussion on the number of units and the length of time estimated to complete.

Chairperson Roberts stated that the residence on Nuvue and Renee really opposed to the traffic being created. He stated that there would still be a problem with recreational area not included in the new Filing #1.

Mr. Miller stated that they could move the line to include Units 71 to 77 and the Park and Retention Pond.

Mr. Black clarified that it would not include these units.

Chairperson Roberts requested public comment.

Robert Nicholson, Park Ridge 1 just built stated that he had concerns Riley being the main through way , need control, raised and lowered areas for water is needed , without something it could create problems and that the elderly majority , concerned some about water retention and children what safety devices will be installed to prevent that.

Park Ridge II~PUD Preliminary Plat Revisions to Conditions of Approval continued...

Commissioner Pfalzgraff asked clarification on where the borders of the filings would be when changed.

Mr. Black stated that redesigning, considering utilities and streets makes things very difficult. He suggested that the Planning Commission define main concerns with even a possibility.

Commissioner Pfalzgraff agreed with staff and stated that yes as things change the time it takes to replan utilities and other major factors of development will require a vast amount of time.

Chairperson Roberts closed the public meeting/hearing and requested commissioner comments.

Commissioner Pfalzgraff motioned to recommend to City Council that Filing #1 be reconfigured to include the park area and staff's comments developer and City will meet the concerns involved with the changes, being allowed to begin construction prior to the 9th Street off site improvements.

Commissioner Jahn seconded the motion.

Mr. Black clarified that finally staff will be assured with an SIA and construction and cost of 9th Street off site improvements will be securing the cost of both property and improvements.

Commissioner Roberts commented that Filing #2 and #3 will not become a dumping ground during this construction.

All in favor and motion carries.

Comprehensive Plan Update

Mr. Black stated that details of contract are being discussed.

Oelke stated that she appreciated the work session.

There was a discussion as to how the city will develop.

Minutes

Commissioner Pfalzgraff motioned to approve the October 1st, 2007 Regular Planning Commission Meeting Minutes as submitted by the secretary.

Commissioner Raley seconded the motion.

All were in favor and the motion carried.

Commissioner Comments

Commissioner Jahn stated his concern with the Mountain View Medical Park's street with a cul' de sac be of 500 ft. asked the reasoning why not longer.

Mr. Black stated that safety is a major concern and explained how we wouldn't want traffic stuck especially from emergency situations.

Commissioner Jahn stated that in the eastern states some cul' de sacs are 1500 feet, and that \$500,000.00 is a high amount to continue the road, what would it take to change the city's decision?

Mr. Black stated an amendment by city council is the only way to change the code. He stated that this may be a good subject to approach at the city council and planning commission upcoming work session.

Mr. Shoopman stated that access to the TDS property , and a ROW is necessary.

Commissioner Bell wanted an update on the salvage yard and the ROW and other agenda items as to if the developers have complied with their conditions of approval.

Thursday, November 29th there will be a work session for the planning commission.

Commissioner Raley stated that Mr. Knutson was very upset and would not be surprised if he backed off the proposal entirely for the Mountain View Medical Park.

Commissioner Bell asked if could have been tabled.

Mr. Shoopman stated that it was tabled and delayed for a whole month, and that he changed its design 2 days prior. He followed up after the meeting by calling him, but has heard nothing yet.

There was announcement of the recent vacancy on the planning commission.

Commissioner Roberts wanted to discuss the upcoming meeting in Montrose.

Commissioner Raley asked if the city had a plan for Riley Street during the Park Ridge ~ PUD development whether it would include a four-way stop or light.

Mr. Black reassured that the city will be monitoring for the traffic control.

Staff Comments

Mr. Black announced that Marguerite Grace had submitted her letter of resignation on the City of Delta Planning Commission, and that a vacancy ad had been posted on the web, DCI, and the High Country Shopper.

Staff Comments continued...

Mr. Shoopman just reminded the commission that there would be a work session the Thursday prior to the regular Monday meeting.

Commissioner Pfalzgraff motioned to adjourn.

Commissioner Jahn seconded the motion.

All were in favor and the motion carried.

Meeting adjourned at 7:28 p.m.

Lee A. Barber, Executive Secretary
Community Development

